



General Assembly

January Session, 2015

Committee Bill No. 756

LCO No. 3321



Referred to Committee on INSURANCE AND REAL ESTATE

Introduced by:
(INS)

***AN ACT REQUIRING A STATE-WIDE STANDARDIZED CONTRACT
FORM FOR THE SALE OF RESIDENTIAL REAL PROPERTY.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2015*) (a) Not later than April 1,
2 2016, the Commissioner of Consumer Protection shall, by regulations
3 adopted in accordance with the provisions of chapter 54 of the general
4 statutes, prescribe the form of a standardized contract to be used state-
5 wide for the sale of residential real property in the state.

6 (b) On and after January 1, 2017, the commissioner shall make
7 available the standardized contract form prescribed in accordance with
8 subsection (a) of this section to the Division of Real Estate, all
9 municipal town clerks, the Connecticut Association of Realtors, Inc.,
10 and any other person or institution that the commissioner believes
11 would aid in the dissemination and distribution of such form. The
12 commissioner shall also cause information concerning such form and
13 the completion of such form to be disseminated in a manner best
14 calculated, in the commissioner's judgment, to reach members of the
15 public, attorneys and real estate licensees.

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| This act shall take effect as follows and shall amend the following sections: |
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| Section 1 | October 1, 2015 | New section |
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Statement of Purpose:

To require the Commissioner of Consumer Protection to prescribe the form of a standardized contract to be used state-wide for the sale of residential real property in the state.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]

Co-Sponsors: SEN. KELLY, 21st Dist.

S.B. 756